

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10586 American Security and Trust Co., and Virginia M. Dickey,
Co-Trustees u/w Helen S. Marlatt, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following Order of the Board was entered at the meeting of
November 24, 1970.

EFFECTIVE DATE OF ORDER - January 28, 1971

ORDERED:

That the appeal for permission to provide parking on lot 77 Sq. 194
at 1531 Church St., N.W. to serve bldg. be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property (Lot 77) was used as private residential parking.
3. The Appellant proposes to use lot 77 for private accessory parking
to serve proposed law offices at 1521-16th Street, N.W. (Lot 97) which is
currently zoned SP.
4. The Appellant alleged that both Lot 77 (parking) and Lot 97 (law
offices) are in common ownership and separated by a four-foot public alley.
The Appellant further alleged the no changes in exterior design would be made,
nor would the present garage be demolished.
5. There was opposition presented at the public hearing concerning the
closing of a four-foot wide common walk-way running north and south behind
subject property.

OPINION:

We are of the opinion that the establishment of this accessory parking
lot will not create any dangerous or otherwise objectionable traffic conditions,
that the present character and future development of the neighborhood will not
be adversely affected, and that the lot is reasonably necessary and convenient
to other uses in the vicinity. However, the certificate of occupancy shall
not issue until the conditions hereafter set forth in this Order are complied
with.

This Order shall be subject to the following conditions:

- (a) There shall be a covenant provided for the proposed accessory parking on Lot 77, Sq. 194.
- (b) The Four-foot common walkway shall not be closed.
- (c) Permit shall issue for a period of one (1) year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (d) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (e) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (f) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (g) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (h) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (i) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (j) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

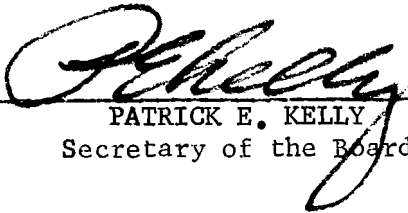
The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

Appeal No. 10586
January 28, 1971
PAGE 3

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED
WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE
EFFECTIVE DATE OF THIS ORDER.